

RECORDING REQUESTED BY

00 0203265

CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO
IMPERIAL BANK

9920 S. La Cienega Blvd., Suite 628
Inglewood, CA 90301
Attn: Josie Hidalgo

INDEX AS DEED OF TRUST AND ASSIGNMENT OF RENTS
SPACE ABOVE THIS LINE FOR RECORDER'S USE

93023204-119/91057762419

DEED OF TRUST AND ASSIGNMENT OF RENTS

Real Estate Loan
Short Form

BY THIS DEED OF TRUST, made on

February 7, 2000

by SEVILLE GATEWAY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (herein called "Trustor"),

whose address is

13113 S. Figueroa Street
(Number and Street)

Los Angeles
(City)

California
(State)

90061
(Zip Code)

to IMPERIAL BANCORP, a California corporation as Trustee, for the benefit of IMPERIAL BANK, a California corporation, as Beneficiary, Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, all that property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LOTS 5 AND 6 OF TRACT NO. 52172-02, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238 PAGES 17 TO 22 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY A CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 23, 1999 AS INSTRUMENT NO. 99-1819416.

SEE EXHIBIT "A" HAZARDOUS MATERIALS INDEMNITY AGREEMENT ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

and commonly known as 190th and Normandie, Los Angeles, CA (Vacant Land)

INCLUDING (a) all appurtenances and easements and rights of way used in connection therewith or as a means of access thereto; (b) all buildings, improvements and fixtures now or hereafter placed thereon, it being understood and agreed that all classes of property attached or unattached used in connection therewith shall be deemed fixtures; and (c) any water rights and/or the stock of any water company which rights and/or stock are appurtenant or pertain to said property.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Trustor to collect and retain such rents, issues and profits prior to any default hereunder.

FOR THE PURPOSE OF SECURING: (1) Payment of the indebtedness with interest thereon evidenced by a Promissory Note

executed by Trustor
dated February 7, 2000, in the principal sum of \$ 2,300,000.00 payable to
Beneficiary or order, and all modifications, extensions or renewals thereof; (2) Payment of such additional sums with interest thereon as the then record owner of said property may hereafter borrow from Beneficiary, when evidenced by a note (or notes) or any agreement reciting that it is so secured; (3) Performance of each agreement of Trustor and Borrower incorporated herein by reference or contained herein; and (4) Performance of each agreement of Trustor contained in any and all agreements executed by Trustor for the purpose of further securing any obligations secured hereby.

Event the herein described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, transferred, disposed of, further encumbered, or alienated by Trustor or by the operation of law or otherwise without the written consent of beneficiary first obtained, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder beneficiary, and without demand or notice, shall immediately become due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the obligation(s) secured hereby, that provisions (1) to (30), inclusive, of the Fictitious Deed of Trust recorded in Los Angeles, Riverside, San Francisco, Solano, Sonoma, Monterey, Contra Costa, San Bernardino, San Diego, Ventura, Santa Clara, Sacramento, Marin and Alameda Counties February 29, 1980, and in Orange, San Mateo and Santa Barbara Counties March 4, 1980, in the Book and at the Page or as the document number of Official Records in the office of the County Recorder of the County where said property is located as set forth and noted below opposite the name of such County, viz:

COUNTY

Los Angeles	Document 80-206967	
Orange	Book 13522	Page 522
Riverside	Book 1980	Page 40216
San Francisco	Book C953	Page 187
San Mateo	Reel 7942	Image 117
Solano	Book 1980	Page 15924
Sonoma	Document 80-11977	
Monterey	Reel 1392	Page 1128
Contra Costa	Book 9752	Page 322

COUNTY

San Bernardino	Document 80-052391	
San Diego	Book 1980	Page 80-070516
Ventura	Book 5605	Page 585
Santa Clara	F 168	Page 720
Sacramento	Book 8002-29	Page 3
Santa Barbara	Document 80-8831	
Marin	Book 3684	Page 09
Alameda	Document 80-036324	

hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder shall be mailed to Trustor at the address hereinabove set forth.

The following portions of provisions (1) to (30) of the Fictitious Deed of Trust incorporated into this Deed of Trust are amended as follows:

- a) In paragraphs 7, 15 and 21, wherever "Prime Rate charged by Imperial Bank" appears, "Default rate as charged by Imperial Bank as set forth in the obligation secured hereby" is hereby substituted.
- b) The first two full sentences in paragraph 20 are deleted in their entirety and are replaced by the following provisions: Trustor hereby absolutely and unconditionally assigns and transfers to Beneficiary all the leases (including all security deposits, guarantees and other security at any time given as security for the performance of the obligations of the tenants thereunder), income, rents, issues, deposits, profits and proceeds of the property to which Trustor may be entitled, whether now due, past due or to become due, and hereby gives to and confers upon Beneficiary the right, power and authority to collect such income, rents, issues, deposits, profits and proceeds. This assignment of the leases, income, rents, issues, deposits, profits and proceeds constitutes an irrevocable direction and authorization of all tenants under the leases to pay all rent, income and profits to Beneficiary upon demand and without further consent or other action by Trustor. This is an absolute assignment, not an assignment for security only, and Beneficiary's right to rents, issues and profits is not contingent on Beneficiary's possession of all or any portion of the property. Trustor irrevocably appoints Beneficiary its true and lawful attorney-in-fact, at the option of Beneficiary at any time, to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, either in the name of Trustor or in the name of the Beneficiary, for all such income, rents, issues, deposits, profits and proceeds and apply the same to the indebtedness secured hereby. It is understood and agreed that neither the foregoing assignment of leases, income, rents, issues, deposits, profits and proceeds to Beneficiary nor the exercise by Beneficiary of any of its rights or remedies under this Section or under any similar provision of the Deed of Trust shall be deemed to make Beneficiary a "mortgagee-in-possession" or otherwise obligated, responsible or liable in any manner with respect to the property or the use, occupancy, enjoyment or operation of all or any portion thereof. Notwithstanding anything to the contrary contained herein or in the obligation secured hereby, so long as no event which is, or with notice or passage of time or both would constitute, an event of default shall have occurred, Trustor shall have a license to collect all income, rents, issues, profits and proceeds from the property as trustee for the benefit of Beneficiary and Trustor, and Trustor shall apply the funds so collected first to the payment of the indebtedness secured hereby which

... and payable in such manner as Beneficiary elects and thereafter to the account of Trustor. Upon the
occurrence of such event, such license shall be deemed revoked and any rents received thereafter by Trustor shall be
held by Trustor in trust for the benefit of Beneficiary and shall be delivered in kind to Beneficiary immediately upon
demand thereof by Trustor. Upon the occurrence of such event, Trustor agrees to deliver the original copies of all leases
to Beneficiary. Trustor hereby irrevocably constitutes and appoints Beneficiary its true and lawful attorney-in-fact to
execute, in Trustor's name or in Beneficiary's name or otherwise, all rights of Trustor in the instruments, including
without limitation, checks and money orders, tendered as payments of rents and to do any and all things necessary and
proper to carry out the purposes hereof.

SIGNATURE OF TRUSTOR

**SEVILLE GATEWAY INVESTMENTS, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY**

By: _____

Jackson Yang, Managing Member / President

By: _____

Julie Yang, CFO/Secretary

SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

REQUEST FOR FULL RECONVEYANCE

To Be Used Only When Note Has Been Paid

A reconveyance will be issued upon presentation to Imperial Bancorp of this request properly signed and
accompanied by the reconveyance fee, the Deed of Trust, the original note or notes secured by said Deed of Trust
and any receipt or document evidencing any other indebtedness secured thereby.

To IMPERIAL BANCORP, Trustee

Dated: _____

The undersigned is the legal owner of the note or notes and of all other indebtedness secured by the within Deed of
Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust, have been fully paid
and satisfied and you are hereby requested and directed on payment to you of any sums owing to you under the
terms of said Deed of Trust to cancel said note or notes and all other evidences of indebtedness delivered to you
herewith and said Deed of Trust and to reconvey without warranty to the parties designated by the terms of said
Deed of Trust all the estate now held by you thereunder.

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for
cancellation before reconveyance will be made.

EXHIBIT "A", ATTACHED TO THAT CERTAIN DEED OF TRUST DATED February 7, 2000
EXECUTED BY SEVILLE GATEWAY INVESTMENTS, LLC, A CALIFORNIA LIMITED * LIABILITY COMPANY AND INCORPORATED THEREIN
BY REFERENCE.

HAZARDOUS MATERIALS INDEMNITY AGREEMENT

1. Trustor hereby represents to Beneficiary that neither Trustor nor, to the best of its knowledge, after having made reasonable and appropriate inquiry, any current or previous owner, tenant, occupant or user of the real property secured hereby ("Property"), has used, generated, released, discharged, stored, installed or disposed of any Hazardous Material (as defined below) on, under, in, about or near the Property, nor have any of them transported Hazardous Material to, from or across the Property. In addition, Trustor covenants as follows:

(a) Trustor will not, nor will Trustor permit or suffer any of its partners, officers, employees, agents, tenants, or any other licensee or invitee or trespasser to cause or permit any Hazardous Materials to be brought upon, kept, or used or disposed of on, under, in or about the Property.

(b) If Trustor breaches the representations, covenants, or obligations stated in this paragraph 1, or if by any other cause whatsoever the presence of Hazardous Materials on, under, in, about or near the Property results in the contamination of the Property or other properties by Hazardous Materials, then, in addition to other remedies available to Beneficiary, Trustor shall, at its sole cost and expense, indemnify, defend and hold Beneficiary and its officers, employees, agents, affiliates and successors-in-interest harmless from any and all losses, obligations, claims, judgments, damages, penalties, fines, costs, liabilities, expenses, including actual attorneys' fees and costs, and the costs of any clean-up, and any other losses which may arise at any time as a result of such contamination, or allegation thereof by a governmental agency, or the determination by any court or governmental agency, or by Beneficiary or its successor-in-interest, that the uses of the Property must be limited or that the Hazardous Materials should be removed and the damage to the Property and its environs restored.

(c) The indemnifications of Beneficiary, and its officers, employees, agents, affiliates and successors-in-interest by Trustor contained in this paragraph 1 includes, without limitation, costs incurred in connection with any investigation of site conditions, or any cleanup, remedial removal or restoration where required by any Federal, state or local governmental agency or political subdivision, or by any insurance company, or by Beneficiary or its successor-in-interest in the exercise of its reasonable discretion, because of Hazardous Material present in the soil, ground, water, air, any improvements ("Improvements") located on the Property, or otherwise in, on, under, about or near the Property.

(d) Without limiting the foregoing, if the presence of any Hazardous Material in, on, under, about or near the Property is caused or permitted by Trustor, its tenants, or either of their successors-in-interest, officers, employees, agents, licensees or invitees, or by trespassers, and results in any contamination of the Property or other properties, Trustor shall take all actions at its sole cost and expense as are necessary to return the Property to the condition existing prior to the introduction of any such Hazardous Materials to the Property; provided that the Beneficiary's approval of such an action shall be first obtained, which approval shall not be unreasonably withheld as long as such actions would not potentially have an adverse material long-term or short-term effect on the Property.

(e) The foregoing clean-up and indemnification obligations shall survive the reconveyance or foreclosure of this Deed of Trust securing Trustor's obligations under the Loan.

(f) Trustor also agrees: (i) to provide Beneficiary with copies of any communications between Trustor, or its tenant, officers, employees, agents or predecessors or successors-in-interest, licensees or invitees and any third parties, including but not limited to, governmental authorities relative to any Hazardous Material on, under, in, about or near or affecting the Property; and (ii) that nondisclosure of any such communication prior to recordation of this Deed of Trust shall be deemed an affirmative representation that no such communication has been received by or is known to Trustor, its officers, employees or agents; and (iii) the Beneficiary is hereby granted the right (but not the obligation) to participate in any proceeding with any governmental agency or court relative to any Hazardous Materials on, in, under, about, near or affecting the Property.

(g) As used herein the term "Hazardous Materials" means any hazardous, toxic or infectious substance, material, gas or waste which is or becomes regulated by any governmental authority, or the United States Government, or any of their agencies, or which has been identified as a toxic, cancer causing or otherwise hazardous substance. The term "Hazardous Materials" includes, without limitation, any material or substance which is: (i) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or is listed pursuant to Section 25140, of the California Health and Safety Code, Division 20, Chapter 6.5, as it may from time to time be amended (the "Hazardous Waste Control Law"); (ii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 as now existing or hereinafter

the "Carpenter-Presley-Tanner Hazardous Substance Account Act"); (iii) defined as a "hazardous material," "hazardous substance" or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 as presently existing or hereinafter amended (the "Hazardous Materials Release Response Plans and Inventory"); (iv) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 as presently existing or hereinafter amended (the "Underground Storage of Hazardous Substances Act"); (v) petroleum; (vi) polychlorinated biphenyls (PCB); (vii) asbestos; (viii) listed under Article 9 or defined as "hazardous" or "extremely hazardous" pursuant to Article 11 of Title 22 of the California Administrative Code, Division 4, Chapter 20, as now existing or hereinafter amended; (ix) designated as a "hazardous substance" pursuant to Section 307 of the Federal Water Pollution Control Act (33 U.S.C. 1317), as presently existing or hereinafter amended or designated as a hazardous substance pursuant to Section 311 of the Clean Water Act, 33 U.S.C. 1251 et seq. (33 U.S.C. 1321); (x) defined as a "hazardous waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. 69012 et seq. (42 U.S.C. 6903), as presently existing or hereinafter amended; or (xi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq. (42 U.S.C. 9601), as presently existing or hereinafter amended.

(h) Trustor also represents that the Property is not a "hazardous waste property" or within a "border zone" as defined in California Health and Safety Code 25117.3 and 25117.4 nor is the Property subject to the requirements for notice to the California Department of Health Services, as such notice requirement is defined in California Health and Safety Code 25221(a) as presently existing.

(i) Trustor also represents that the Property and its intended use complies with all applicable laws and governmental regulation including, without limitation, all applicable Federal, state and local laws pertaining to air and water quality, waste disposal and other environmental matters, including but not limited to, the clean water, clean air, federal water pollution control, solid waste disposal, resource conservation recovery and comprehensive environmental response compensation and liability acts enacted by the U.S. Congress, and the California Environmental Quality Act and all regulations adopted by the State of California pursuant thereto, and the

rules and regulations and ordinances of the County of Los Angeles and the City of Los Angeles, concerning air and water quality, waste disposal and other environmental matters, and the rules and regulations of the California Department of Health Services, the regional Air Quality Management District, the California State Water Resources Control Board, the U.S. Environmental Protection Agency, and all other applicable Federal, state and local agencies and bureaus.

(j) Trustor acknowledges that this is an environmental provision as described in California Code of Civil Procedure, Section 736.

The breach by Trustor of any representation or covenant contained in this paragraph 1 shall constitute an immediate event of default hereunder, affording to Beneficiary any and all remedies for said default available hereunder or under applicable law.

2. Upon a default hereunder by Trustor, Beneficiary shall have each of the following remedies, in addition to any other remedies, hereunder or under applicable law, which Beneficiary may otherwise have for said default:

(a) Beneficiary or its employees, acting by themselves or through a court-appointed receiver, may: (i) enter upon, possess, manage, operate, dispose of, and contract to dispose of the Property or any part thereof; (ii) take custody of all accounts; (iii) negotiate with governmental authorities with respect to the Property's environmental compliance and remedial measures; (iv) take any action necessary to enforce compliance with environmental provisions, including but not limited to spending rents to abate the problem; (v) make, terminate, enforce or modify leases of the Property upon such terms and conditions as Beneficiary deems proper; (vi) contract for goods and services, hire agents, employees, and counsel, make repairs, alterations, and improvements to the Property necessary, in Beneficiary's judgement, to protect or enhance the security hereof; (vii) incur the risks and obligations ordinarily incurred by owners of property (without any personal obligation on the part of the receiver); and/or (viii) take any and all other actions which may be necessary or desirable to comply with Trustor's obligations hereunder and under any other documents (collectively "Loan Documents") executed by Trustor in connection therewith. All sums realized by Beneficiary under this subparagraph, less all costs and expenses incurred by it under this subparagraph, including attorney fees, and less such sums as Beneficiary deems appropriate as a reserve to meet future expenses under this subparagraph, shall be applied on any indebtedness secured hereby in such order as Beneficiary shall determine. Neither application of said sums to said indebtedness, nor any other action taken by Beneficiary under this subparagraph shall cure or waive any event of default or notice of default hereunder, or nullify the effect of any such notice of default. Beneficiary, or any employee or agent of Beneficiary, or a receiver appointed by a court of competent jurisdiction, may take any action or proceeding hereunder without regard to: (A) the adequacy of the security for the indebtedness secured hereunder; (B) the existence of a declaration that the indebtedness secured hereby has been declared immediately due and payable; or (C) the filing of a notice of default.

(b) With or without notice, and without releasing Trustor from any obligation hereunder, to cure any default of Trustor and, in connection therewith, Beneficiary or its agents, acting by themselves or through a court appointed receiver, may enter upon the Property or any part thereof and perform such acts and things as Beneficiary deems necessary or desirable to inspect, investigate, assess, and protect the security hereof, including without limitation of any of its other rights: (i) to obtain a court order to enforce Beneficiary's right to enter and inspect the Property under California Civil Code Section 2929.5, to which the decision of Beneficiary, as to whether



a release or threatened release of a Hazardous Material onto the Property shall be deemed reasonable and conclusive as to the parties hereto; and (ii) to have a receiver appointed under California Code of Civil Procedure Section 564 to enforce Beneficiary's right to enter and inspect the Property for Hazardous Materials. All costs and expenses incurred by Beneficiary with respect to the audits, tests, inspections, and examinations which Beneficiary or its agents or employees may conduct, including the fees of the engineers, laboratories, contractors, consultants, and attorneys, shall be paid by Trustor immediately upon demand by Beneficiary. All costs and expenses incurred by Trustor and Beneficiary pursuant to this subparagraph (including without limitation court costs, consultant fees and attorney fees, whether incurred in litigation or not and whether before or after judgement) shall bear interest at the default rate of interest ("Default Rate") set forth in the promissory note ("Note") secured hereby, from the date they are incurred until said sums have been paid.

(c) To seek a judgement that Trustor has breached its covenants, representations and/or warranties with respect to the Hazardous Materials, as set forth in paragraph 1 above, by commencing and maintaining an action or actions in any court of competent jurisdiction for breach of contract pursuant to California Code of Civil Procedure Section 736, whether commenced prior to foreclosure of the Property or after foreclosure of the Property, and to seek the recovery of any and all costs, damages, expenses, fees, penalties, fines, judgements, indemnification payments to third parties, and other out-of-pocket costs or expenses actually incurred by Beneficiary (collectively, the "Environmental Costs") incurred or advanced by Beneficiary relating to the cleanup, remediation or other response action required by applicable law or to which Beneficiary believes necessary to protect the Property, it being conclusively presumed between Beneficiary and Trustor that all such Environmental Costs incurred or advanced by Beneficiary relating to the cleanup, remediation or other response action of or to the Property were made by Beneficiary in good faith. All Environmental Costs incurred by Beneficiary under this subparagraph (including without limitation court costs, consultant fees and attorney fees, whether incurred in litigation or not and whether before or after judgement) shall bear interest at the Default Rate from the date of expenditure until said sums have been paid. Beneficiary shall be entitled to bid, at any foreclosure sale of the Property, the amount of said costs, expenses and interest in addition to the amount of the other obligations hereby secured as a credit bid, the equivalent of cash. Trustor acknowledges and agrees that notwithstanding any term or provision contained herein or in the Loan Documents: (i) the Environmental Costs shall be exceptions to any nonrecourse or exculpatory provision of the Loan Documents; (ii) Trustor shall be fully and personally liable for the Environmental Costs hereunder; (iii) such liability shall not be limited to the original principal amount of the obligations secured by this Deed of Trust; and (iv) Trustor's obligations shall survive the foreclosure, deed in lieu of foreclosure, release, reconveyance, or any other transfer of the Property or this Deed of Trust. For the purposes of any action brought under this subparagraph, Trustor hereby waives the defense of laches, and any applicable statute of limitations.

(d) To waive its lien against the Property or any portion thereof, whether fixtures or personal property, to the extent such property is found to be environmentally impaired in accordance with California Code of Civil Procedure Section 726.5 and to exercise any and all rights and remedies of an unsecured creditor against Trustor and all of Trustor's assets and property for the recovery of any deficiency and Environmental Costs, including, but not limited to, seeking an attachment order under California Code of Civil Procedure Section 483.010. As between Beneficiary and Trustor, for purposes of California Code of Civil Procedure Section 726.5, Trustor shall have the burden of proving that Trustor or any related party (or any affiliate or agent of Trustor or any related party) was not in any way negligent in permitting the release or threatening release of the Hazardous Material. Trustor acknowledges and agrees that notwithstanding any term or provision contained herein or in the Loan Documents, all judgements and awards entered against Trustor shall be exceptions to any nonrecourse or exculpatory provision of the Loan Documents, and Trustor shall be fully and personally liable for all judgements and awards entered against Trustor hereunder and such liability shall not be limited to the original principal amount of the obligations secured by this Deed of Trust and Trustor's obligations shall survive the foreclosure, deed in lieu of foreclosure, release, reconveyance, or any other transfer of the Property or this Deed of Trust. For the purpose of any action brought under this subparagraph, Trustor hereby waives the defense of laches and any applicable statute of limitations.

(e) All rights and remedies of Beneficiary hereunder are cumulative and in addition to all rights and remedies provided in the Loan Documents or by applicable law.

INITIAL
S
1

State of California

} SS

County of *Los Angeles*

On *February 7, 2000*, before me, the undersigned, Notary Public in and for said State, personally appeared *JACKSON YANG & Julie Yang*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ *are* subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ *they* executed the same in ~~his/her/their~~ *their* authorized capacity(ies), and that by ~~his/her/their~~ *their* signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

Kathy A Doyle



Notary Seal

State of California

} SS

County of

On _____, before me, the undersigned, Notary Public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

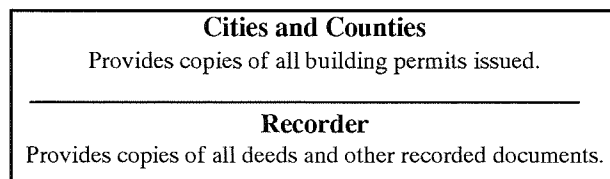
Notary Seal

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Kenneth P. Hahn
Los Angeles County Assessor
500 West Temple Street, Los Angeles, CA 90012-2770

For Public Service call (213) 974-3211

How the Property Tax System Works



County Assessor
Assesses all real estate and personal property
(businesses, boats, and airplanes) located
throughout the entire county.



Auditor-Controller
Receives the assessments from the Assessor and
applies the appropriate tax rate to determine the
actual amount of property taxes owed.



Treasurer-Tax Collector
Mails out the property tax bills, collects the
money, and deposits it in the County Treasury.



Auditor-Controller
Allocates the money to over 900 local taxing
agencies, including the County, cities, schools,
and special districts.

(fold line)

7351-003-019
DOC#00-0203265-01

PLEASE READ YELLOW SHEET FIRST

SEVILLE GATEWAY INVESTMENTS

4060 N LAKEWOOD BLVD #6 FLR
LONG BEACH CA 90808

LEAD SHEET

00 0203265
RECORDED & FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1:01 PM FEB 09 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$3260 M

7
27

CODE
20

DA FEE Code 20

\$ 4.00

CODE
19

CODE
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED